

NAVAL BASE CHARLESTON
RESTORATION ADVISORY BOARD (RAB)

Minutes of 11 February 1997

Live Oak Community Center, 2012 Success St., N. Charleston

1. Introduction of the RAB Members and Guests

Mr. Daryle Fontenot, Navy Co-chair opened the meeting at 6:00 p.m. and welcomed everyone. He pointed out that this is the second month in a row that the meeting is being held in the Success Street location. Last month, community attendance was very good and he hopes that it will continue that way.

2. RAB Members Attending

Mr. Oliver Addison

Mr. Jay Bassett

Mr. Steve Best

Mr. James Conner

Mr. Bobby Dearhart

Mr. Daryle Fontenot

Mr. Tom Fressilli

Mr. Wilburn Gilliard

Ms. Gussie Greene

Mr. Donald Harbert

Ms. Jeri Johnson

Ms. Wannetta Mallette

Mr. Lou Mintz

Mr. Arthur Pinckney

Ms. Ann Ragan

LDCR Paul Rose

3. Guests Attending

Mr. Tony Hunt NAVFAC, SouthDiv

Mr. Brian Stockmaster NAVFAC, SouthDiv

Mr. Gabriel Magwood NAVFAC, SouthDiv

Ms. Thuane Fielding NAVFAC, SouthDiv

Mr. Paul M. Bergstrand SCDHEC

Mr. Johnny Tapia SCDHEC

Ms. June Mirecki College of Charleston

Mr. J.B. Lawrence CEERD

Mr. J. Michael Reubish CEERD

Ms. Myrtle Barnett Community Member

Mr. Leroy Carr Chicora/Cherokee

Ms. Susan B. Richards League of Women Voters

Mr. Jim Campbell Grassroots Coalition

Ms. Susan Dunn Grassroots Coalition

Mr. Fairfield P. Day Naval Weapons Station RAB

Ms. Mary Ward Community Member

Mr. Moe Byras Community Member

Ms. Diane Cutler EnSafe/Allen&Hoshall

Mr. Todd Haverkost EnSafe/Allen&Hoshall

Mr. Larry Bowers EnSafe/Allen&Hoshall

Mr. Peter McPheters EnSafe/Allen&Hoshall

Dr. Jim Speakman EnSafe/Allen&Hoshall

4. Administrative Remarks and Comments on Minutes

Mr. Fontenot asked for administrative remarks or comments on the minutes from the last meeting. Mr. Bobby Dearhart responded that on page seven of the January minutes he would like to see it clarified that only options one and three are being considered by the Navy for the Chicora Tank Farm cleanup. Corrections will be made in the final minutes.

5. Subcommittee Reports

The only subcommittee that met or had news to report was the Community Relations Subcommittee.

The Community Relations Subcommittee met prior to the RAB meeting. Future fact sheets were discussed. One topic may include answering questions about OSHA and the RCRA process - specific questions still need to be collected. Another fact sheet will include the presentation of results for Zones A, B, C, and I in a manner similar to that used for Zone H in Fact Sheet #6. A third fact sheet under consideration is one on property transfer.

The issue of attendance was also discussed in the subcommittee meeting. Mr. Fontenot urged each member to distribute the meeting flyers they receive in the mail to neighbors, friends and

colleagues. He suggested that the RAB should be more proactive in getting the word out rather than depending on the media. Ms. Wannetta Mallette stated that for the last two months the flyers weren't getting to her until two or three days before the meeting. She added that she would like to get the flyers three weeks prior to the meeting if possible. Mr. Don Harbert added that it would be ideal if they could be distributed at the prior month's meeting. Mr. Fontenot explained that the minutes take about two weeks to compile and distribute, and that he includes the flyers with the minutes to consolidate mailings. Also, the RAB often doesn't know where the next meeting will be held a month in advance. Mr. Oliver Addison added that he would like to get the flyer at least one week in advance.

Mr. Lou Mintz asked why individual introductions weren't made. Mr. Fontenot replied that he was not aware of first time guests in the audience, but asked that if there were any, for them to stand up and introduce themselves. First time guests included Fairfield Day - newly elected Co-chair of the Naval Weapons Station RAB; Susan Richards - League of Women Voters; and Jim Campbell with the Charleston Branch NAACP and Grassroots Coalition.

Another issue discussed in the Community Relations Subcommittee was the possibility of doing something for Earth Day. Mr. Fontenot wanted to get feedback from the RAB as a whole to see if they think this is a good idea. Ms. Mallette asked the date of Earth Day. Mr. Fontenot didn't know the exact date but that it is in April. Mr. Fontenot suggested that offering a tour could be a possibility. Mr. Fontenot said that he would need to do some coordinating and could use some help if anything was going to be planned. Mr. Harbert said that he didn't know whether or not it was a good idea or what constituency to contact to determine if there is any interest. Mr. Addison said there was nothing wrong with offering the tour and advertising it, but was unsure how many people would actually come out. Ms. Mallette suggested that the tour could serve in lieu of the April meeting. It could be held in the evening since most people probably wouldn't take the day off to tour. Mr. Fontenot said he would continue to look into it and report back at the next meeting.

The Community Relations Subcommittee will be meeting again next month on March 11 from 3:30 - 4:30 at the Caretaker Site Office on the base. Mr. Dearhart asked if the other subcommittees are still active. Mr. Fontenot said that he did not know the status of the other subcommittees; that they are responsible for meeting and reporting back to the RAB when they have something to share.

6. Reuse Update

Ms. Jeri Johnson provided the reuse update. The RDA has had two regular meetings since the last update. At the January meeting, Fluor Daniels Consulting provided a presentation to the RDA. Fluor Daniels is the Firm that the RDA selected to do the business plan in support of an economic development conveyance for the base. The plan is underway and it is expected to be six to eight months before the plan is completed.

The RDA has also been notified that they have a \$243,000 grant from the DOD Office of Economic Adjustment (OEA) to further study the condition of the infrastructure on base. They had previously funded a very cursory assessment and have come back and identified additional funds provided the RDA come up with an equal match. RDA has been trying to come up with a match through rental revenues for about 10 months, and finally have enough leases signed where they have a 100% match which gives the RDA \$486,000 to do additional studies on water, sewer, and storm water systems. Since Fluor Daniels is in the process of appraising the base -- and infrastructure is such a big component of the cost of operating the base -- the RDA would fold the study funds into the business plan. The RDA originally selected Davis and Floyd to actually perform the infrastructure studies. So now, Davis and Floyd will be a subcontractor to Fluor Daniel. It will probably be about an eight month effort to produce the plan. The idea of folding the study into the plan was approved at the January meeting.

The RDA also approved awarding to Davis and Floyd the design of an EDA grant that they received last year. The grant is a \$1.8 million dollar grant to upgrade water and sewer systems in the shipyard industrial area.

At the meeting in February, the RDA consented to a secondary sub-lease. The RDA leases from the Navy and then subleases to their tenants. In turn, if the tenants sublease to tenants, this is called a secondary sublease which requires the RDA's and Navy's approval. The RDA consented to a secondary sublease between Charleston Shipbuilders - which has a major portion of the waterfront, where they convert excess Navy ships into powerplants - and Charleston Marine Handling. Charleston Marine Handling is in the business of shipping chickens and other things to Russia out of building 193 which is the cold storage facility on base. So now the RDA has a tenant in the cold storage building. They will also be able to use pier Zulu for their cargo comings and goings.

Mr. Mintz asked if Charleston Marine Handling was already in operation. Ms. Johnson answered yes, that they were previously operating under license which is temporary. The RDA has numerous licenses until the FOSL process can be complete, and are now in the process of converting those licenses into leases. The RDA also approved an amendment to the Charleston Marine Manufacturing Corporation (which is the other large waterfront tenant) to lease a part of

the former SIMA complex which is the Ship Intermediate Maintenance Area at the south end of the base. The Coast Guard has taken over half of the area, but now the other half will be leased to Dick Gregory and CMMC for use in their foreign military sales contract where they bring in foreign ships and train the crews. Part of that lease is also for Piers S, T, and U, the last three short piers. They are also leasing building 686 which is part of a submarine training facility, and building 1141 - the security building at the gate- although they have been using it under a license for a long time. CMMC also had a license approved to lease two family housing units near where the COMNAVBASE used to be, near the hospital. In March, one of those units will be released to a group called the One Hundred Black Men of Charleston which is part of a national organization, One Hundred Black Men of America. They do counseling for young men and needed a headquarters.

Finally, the RDA has requested authority to contract a firm in Columbia for environmental assistance advice to help them out on environmental issues on an as-needed basis.

Ms. Johnson also pointed out that she provided a Tenant Summary which includes a listing of how many shipyard workers are employed, as requested in a previous RAB meeting. The RDA has added a column entitled Ex-base Workers that is their best estimate of how many ex-base workers have been employed by the various tenants on base. It's just a best guess because there are no requirements that the tenants maintain that information. Mr. Arthur Pinckney asked for clarification on the total number - that number is 1,004.

Mr. Pinckney also asked if the 100% matching on the previously discussed grant is standard procedure. Ms. Johnson responded that it is - in almost every case, the "loaded match" may be 50% or up to 100%. For the OEA grant, an equal amount in local matching was required. In the case of the EDA grant, they gave 100% of money and didn't require a match - which is virtually unheard of. The reason for that, however, was because last summer when the RDA applied, they had no money to match with. This summer, the RDA will apply for another EDA grant, and will probably be required to match some portion because now they do have some revenue. Mr. Pinckney asked if the RDA owns any property yet. Ms. Johnson's response was that they do not own anything yet.

LCDR Paul Rose added for clarification that the grants the RDA is pursuing is for redevelopment efforts, not for cleanup. Cleanup is still the Navy's responsibility. Mr. Pinckney continued that he was unclear why the RDA is paying for infrastructure improvements on the Navy's property. LCDR Rose replied that the RDA is positioning themselves to bring in more clients to redevelop the base.

Ms. Susan Dunn asked what the deal is with the McKinney Act leases. Ms. Johnson replied that the RDA is waiting for them to sign. It's a long process. The McKinney Act folks seem to be on track and happy with what they're getting.

A guest asked if the RDA had collected the State tax money that was discussed in previous RDA updates. The bill called the Enterprise Zone Act was passed which entitles the RDA to almost all of the State tax generated by federal employees on the base, starting January 1997. The way the law works, however, is that the RDA has to apply for those dollars after the first quarter of the tax year. The revenue coming from the tax helped the RDA assure OEA that they have the ability to match their funds.

Ms. June Mirecki asked about the property the College of Charleston is leasing. The College of Charleston has indicated an interest in the child care center and a lease is being negotiated. The building is located directly behind where the RDA is currently located, which is the former Navy Hospital.

Mr. Pinckney asked about the Chicora Tank Farm. Ms. Johnson stated that it is on the Agenda of the N. Charleston subcommittee on Public Safety which is meeting tonight. Ms. Gussie Greene relayed that Mr. Ray Anderson, Assistant to the Mayor said that the City of North Charleston will be meeting with the School Board. Mr. Fontenot said he heard that the City of North Charleston does not want the property. Ms. Johnson said that the RDA has not heard that.

A guest from the audience asked that for secondary subleases, does the RDA have any input on what is charged. Ms. Johnson answered yes. The money can either come through the major tenant as part of what they pay the RDA, or could go directly to the RDA. Right now it's being handled on a case -by-case basis. Either way, the RDA gets their cut of the revenue. The guest followed up by referencing a newspaper article that said DHEC was paying \$198,000 for one floor of a building, and CMMC was paying less than that for the CIA area. Ms. Johnson verified that the information was correct, that DHEC is paying close to market rate for their facility, and CMMC's rate was structured so they don't pay any rent for the first year, a minimum amount the second year, and on the third year they begin by paying a percentage of their gross revenue. In light of these differences, the RDA is structuring their secondary subleases so that the revenue comes directly to the RDA, and not to the prime tenant. The bottom line is that the RDA maintains a system so that the tenants can't make money off of the sublease.

Mr. Fontenot stated that in order to have time for the environmental issues, if there are any more questions regarding reuse issues to talk to Ms. Johnson after the meeting.

7. Environmental Cleanup Progress Report

Project Status

Mr. Fontenot provided the update on BRAC property lease and transfer, NEPA, underground storage tanks, and asbestos projects. Two property leases and one transfer have been completed. The transfers include 231 facilities at the naval base and 19 facilities at the annex. Findings of Suitability to Lease (FOSLs) have been signed and those buildings are now available for reuse. Also, the transfer of Clouter Island to the Corps of Engineers has been completed. It was a federal to federal transfer.

Under NEPA, the Navy is waiting for the reuse plan from the Redevelopment Authority that is currently under way. The reuse plan should be complete in about a month or so. It will be used to complete the environmental assessment of the Naval Annex property which was not included in the original environmental impact statement of the Naval Base.

Underground Storage Tanks: To date, there have been over 80 tanks that have been removed from the base by the Detachment.

Asbestos: The major asbestos project is building 32 remediation which is in progress and is also being conducted by the Detachment.

RCRA Facility Investigation Progress Report

Mr. Fontenot introduced Mr. Tony Hunt with Southern Division to present the RCRA Facility Investigation (RFI) update.

Funding: Mr. Hunt said that hopefully next month he'll be able to announce that all funding issues are resolved. Zone J field work will be awarded this month, and Zone L field work should be negotiated on Thursday.

In January, the Navy submitted the Draft Comprehensive CMS Work Plan. The CMS is the Corrective Measures Study that was discussed at the last RAB meeting. The Work Plan will cover some of the methods that will be used for the tests that will be run, and how to evaluate the factors that Larry Bowers discussed in his talk last month.

The RFI at SWMU 39 was tentatively completed with the installation of six additional monitoring wells and collection of sediment and surface water samples from the marsh area southwest of the site. Mr. Hunt said that the data he had hoped would be available by this meeting is still being analyzed. Within the same area at the northern end of the base, at SWMU 2, soil sampling was completed.

The Zone B RFI report was approved by SCDHEC on January 8, 1997. Zone B is the area where the golf course is, as well as most of the housing.

The 60% progress meeting was held for Zone K, the non-contiguous area of the base.

Activities projected for February include scoping Zones B and H for the Corrective Measures Study, conducting the pre-submittal review of the Zone D RFI Report, and holding the 90% progress meetings for Zones F, G, and K.

Mr. Hunt provided an update on two sites in Zone F and one site in Zone G and showed a map to illustrate the location of the sites. The first site is Area of Concern (AOC) 607, (building 1189), which was used as a dry-cleaner for the Navy for a number of years. It was closed in the late 70's or early 80's so it hasn't been used in some time. The Navy was not sure of any releases from this building, but this type of facility typically has problems, so the Navy decided to investigate. Sampling was done in the "footprint" of the building and around some of the edges. Constituents that are found in the dry-cleaning process were detected. One such constituent is tetrachloroethene which was found in shallow groundwater. As a result, the Navy expanded their sampling out a little further into both the soil and shallow groundwater to determine the extent of the contamination. The groundwater in the area is in layers. There are confining units that separate the upper aquifer from the lower aquifer, so wells had to be installed at varying depths. It was determined that at this site, there is contaminated groundwater, but it is localized. It doesn't appear to be migrating anywhere given the flow direction. It is not posing any problems to an off-base site, and is restricted to the naval base.

Mr. Pinckney asked for clarification about the water contamination. Mr. Hunt clarified that contamination is in the shallow groundwater on the Navy base, but it is not migrating off-base. It is fairly well restricted to the area around the building.

Mr. Mintz asked if Mr. Hunt was saying that the groundwater doesn't move. Mr. Hunt replied that was not what he was saying, and emphasized that they have not found any indication of groundwater contamination beyond the wells. Mr. Fontenot added that groundwater on the navy property moves very slowly, something like inches in a year. In seventeen years, that might come out to seventeen inches. The conditions of the soil are not conducive to the groundwater flowing fast. There is flat topography, and a low hydraulic gradient, and it is not unusual to see something immobile. Ms. Mirecki from the College of Charleston added that the chemical tetrachloroethene "sticks" onto sediments, so even though the groundwater may be moving, it sticks with the soil instead of moving with the water.

Mr. Pinckney asked how do you get the chemical out of the water and soil. Mr. Hunt replied that that is the next step - studying the best alternatives. Right now the Navy is in the investigative stages. After that, remedial alternatives will be evaluated. Mr. Pinckney asked if the RDA is able to lease that parcel. Mr. Fontenot replied that the condition of that parcel is not holding up any leases.

The next site is SWMU 36 - the old battery shop. There were several large tanks inside that historically stored sulfuric acid and battery electrolytes. There was a high probability of lead contamination. The Navy was aware of one release that occurred. The interior of the building had a lot of cracks, and its condition was deteriorated. Borings were set through the floor and the results found high levels of lead in borings number 1 and 4. The Navy is planning on installing a well and borings to determine the extent of migration.

The last site is SWMU 11 which is the old caustic pond. Approximately 20 - 30 years ago there was a gas plant that was located in the vicinity that generated acetylene. A by-product of acetylene is calcium hydroxide. All that is remaining at that site now are two grass fields and a parking lot. The calcium hydroxide solute was discharged into the ponds and allowed it to settle and dehydrate. As a result, the sediment accumulated, and was presumably, eventually just covered over. Calcium hydroxide itself is not hazardous, but when mixed with water it creates a high pH that can be damaging to ecosystems. The intent of the Navy's sampling efforts was to see where the sediment was, if it still exists, and to look at the water quality in that area. Elevated

pH was found in a few samples including a sediment sample in a drainage area which is a concern because it may be a pathway to the wetlands.

Interim Measures

Mr. Brian Stockmaster provided an update on the status of Interim Measures. Field work has been completed, and the final report has been published for SWMU 54 - the abrasive blast grit area, and SWMU 44 - the coal yard. Field work has been completed, and the report is being finalized for AOC 653, the auto hobby shop. Final Interim Measures reports are available for review in the Dorchester Road Branch of the Charleston County Library.

Another Interim Measure that has been completed is SWMU 59 which was a former storage area near the commissary. Field work has been completed and the report is being drafted.

At AOC 626, the viaduct gate fuel-line, when they dug up the pipe they found that some of the pipe still had oil in it, so it was a likely source of some of the oil the Navy had discovered in that area. They removed the pipe and put in a collection system. One had previously been there, but they improved upon it. The Navy will be monitoring it to see if they are getting any fuel, but Mr. Stockmaster said he feels confident that they have removed the source when they removed the pipe.

They have also just recently started SWMU 8 which is the oil sludge pits and are in the process of digging them up and have found deposits of oil sludge and debris.

AOC 503 is just being finished up. It is the site where two unexploded ordnance (UXO) were dropped. A ten acre area has been searched and eight targets were found where the Navy investigated. The bombs were not found in any of those eight areas.

AOC 574 is an above-ground storage tank with petroleum contamination under it. The tank has been removed and the Navy has completed about 75% of the remediation of the impacted soil.

At the Foundry, Building 9 (SWMU 83) work has been completed and at SWMU 25, the old plating shop annex, they are demolishing the annex portion of the building.

RCRA Facility Investigation Progress Update

Mr. Fontenot pointed out that a RCRA Facility Investigation progress update was provided as one of the handouts. It provides an update on the percentage of the investigation that is complete for each zone. It also tells what phase of the Corrective Measures process each zone is in.

Corrective Measures Study Exercise Report

Ms. Ann Ragan reviewed the criteria that the RAB members and guests ranked at the last meeting regarding the importance of corrective measures criteria. The results are tabulated in the following table.

CMS Criteria Ranking - Results from 1/14/97 RAB Meeting

Criteria	Number of Votes	% of Votes
Protect Human Health and the Environment	57	31
Attain Cleanup Standards	25	14
Long-term Reliability and Effectiveness	20	11
Cost	20	11
Control Source of Release	18	10
Implementability	17	9
Comply With All Applicable Standards	12	7
Reduction of Toxicity, Mobility, and Volume	9	5
Short-term Effectiveness	4	2
Total	182	100

8. Remaining Questions and Comments

Mr. Fontenot reported that Mr. Bob Veronee called in earlier to say that he was home sick and would not be able to attend the RAB meeting, and that Mr. Laney had another commitment. Mr. Fontenot asked that if RAB members will be absent, to please call him so he can pass that information to the rest of the members.

Mr. Pinckney asked when the two sets of questions he had previously submitted would be answered. Mr. Dearhart has a copy of those questions and said he will make copies and provide them to Mr. Fontenot.

The question of how many facilities there are on base was raised. There are approximately a little over 900 facilities on base. The 700 facilities for which FOSLs have been signed comprise about 95% of the useable buildings on base.

Ms. Mirecki pointed out that one of the action items from last month's meeting was to look into getting someone to talk about environmental justice issues. Mr. Fontenot replied that he has contacted the Public Affairs Officer who is working on arranging something. Ms. Mirecki offered two speakers. Mr. Fontenot said he appreciated the recommendation, but at this time are trying to get someone within the Navy, but will get the information from Ms. Mirecki after the meeting.

Ms. Susan Dunn stated that the newspaper has been giving press to the possibility for a new use plan for the very southern tip of the base. The original plan showed that as being a park. Ms. Johnson responded that the reuse of the southern end of the base is as it was approved by the Record of Decision last year which is for industrial use and marine industry, and that hasn't changed.

Mr. Fontenot polled the group to see if they want to continue meeting at this location. Ms. Johnson responded that it is a good location, but offered a large, comfortable conference room at the RDA on base that is also available. Ms. Mallette posed the question to the community members present. The consensus was that they continue having meetings off-base at the Success Street location.

Mr. Fontenot also announced that one of the RAB members, Ms. Wannetta Mallette just received her Masters degree from Rutgers University and that congratulations are in order. The RAB members and guests shared in their congratulations with a round of applause.

9. Adjournment

Meeting was adjourned at 7:10 p.m

Summary of Action Item

Mr. Fontenot will look into the feasibility of Earth Day tours on base.
Mr. Dearhart will provide Mr. Fontenot with the two sets of Mr. Pinckney's questions so they can be addressed.

Attachments to Minutes

- (1) Tuesday January 14, 1996 RAB Meeting Agenda
- (2) Charleston Naval Complex Tenant Summary - 2/10/97
- (3) RFI Progress Report for December 1996
- (4) RCRA Facility Investigation Progress Update

Minutes recorded by: Diane Cutler, EnSafe/Allen&Hoshall

Minutes approved by:

Daryle Fontenot Wannetta Mallette

Navy Co-Chair Community Co-Chair